

## RAMONA

2000 Census Population.....33,450

Community 2020 Target.....52,043

April 2004 WC Map Population .....53,340



### APRIL 2004 WORKING COPY MAP

Primary objectives of the April 2004 Working Copy map are to reinforce the community character by providing a compact, rural town center that recognizes the existing development patterns and protects natural resource areas. Though a plan for the town center is still in development, village core densities are generally surrounded by village densities. Areas of semi-rural density provide a transition between the town and rural areas such as the Ramona Grasslands.

### KEY COMMUNITY ISSUES

- Maintaining rural character
- Congestion on Highway 67 and within the town center
- Existing infrastructure deficit; primarily roads and sewer
- Protection of the Ramona Grasslands

### COMMUNITY-SPECIFIC PLANNING RATIONALE

- Village core and village densities and uses in the town center, where services are expected to be available. Town Center Design Workshops were conducted to create strategies for addressing community design issues in this area, including those related to traffic.

- Additional capacity in this community planning area due to location primarily within the CWA service boundary and availability of other services and infrastructure.
- Rural areas surround the community to the west, east, and south in order to protect natural resources and to avoid the need for excess infrastructure.

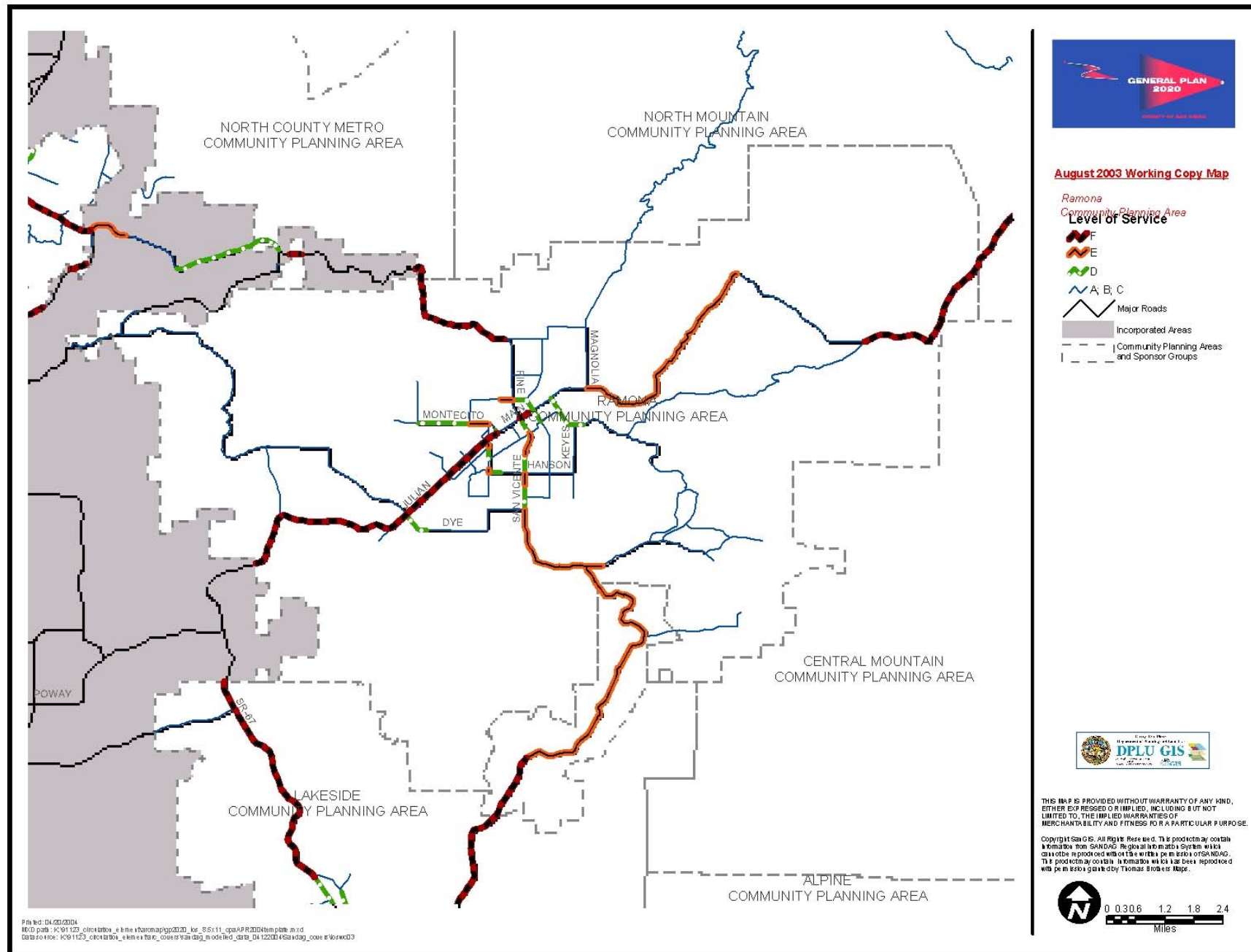
### TRAFFIC FORECASTS

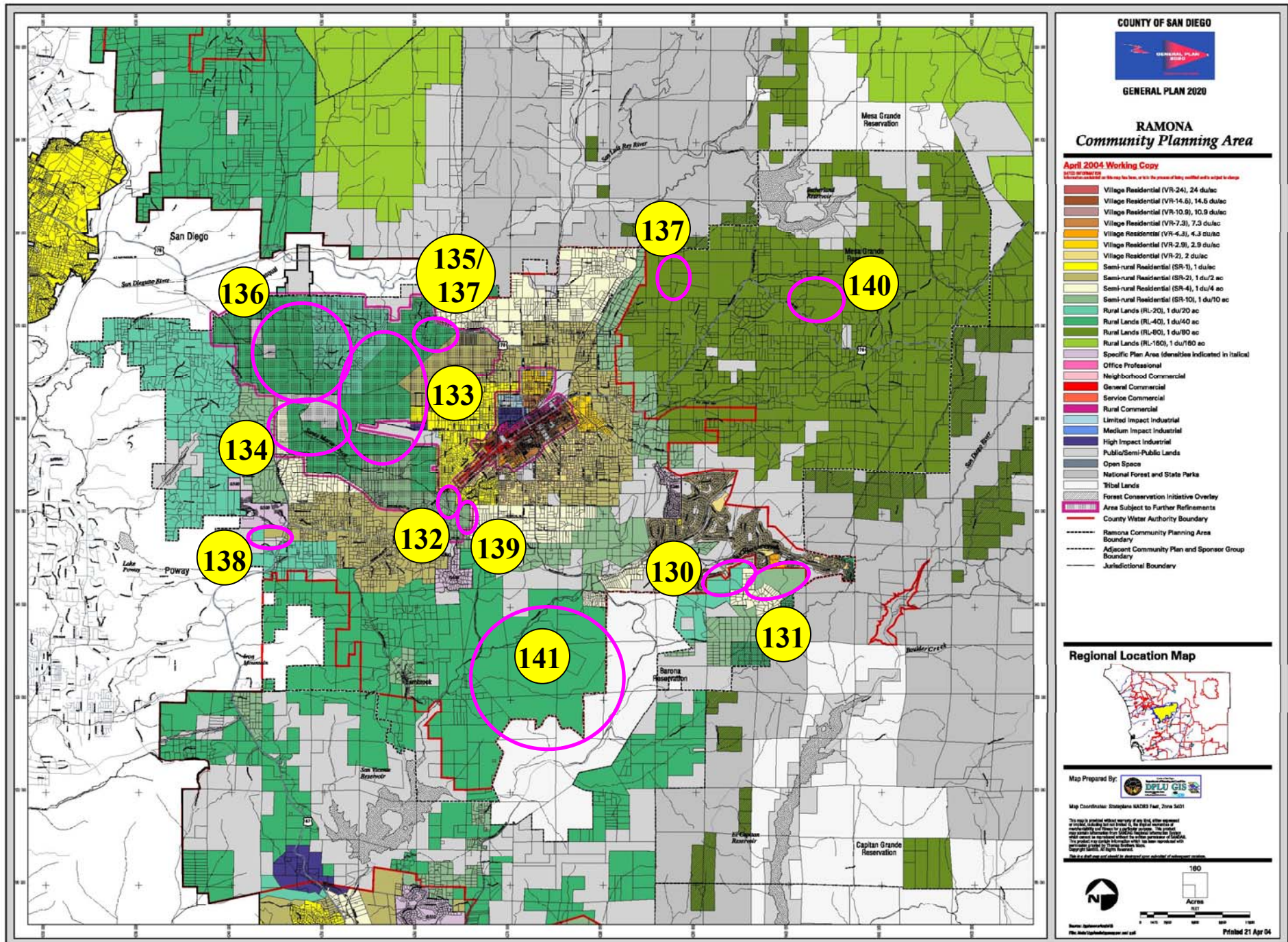
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be about 40 lane-miles of roads operating at LOS E or F in Ramona. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$290 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 68 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$562 million for Ramona.

Potential solutions for improving traffic conditions in Ramona are described in a case study in Attachment C.

<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.





## RESIDENTIAL PROPERTY REFERRALS

<b>130</b>	<b>Carol Leone</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Balance competing interests</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> </ul>		Density was decreased to 1 du/20 acres in order to get closer to the original Planning Group and staff recommendation of 1 du/40 acres (based on environmental sensitivity, slope, limited access, groundwater limitations, and fire safety). Staff also worked with advisory groups to develop consensus on these properties.		
<b>131</b>	<b>Ivan Fox</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	
<b>132</b>	<b>James Chagala</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/acre Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/acre Semi-Rural: 1 du/10 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Reduce public costs</i></li> <li>• <i>Locate growth near infrastructure, services, and jobs</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> </ul>		The northeastern parcel in this referral is adjacent to a development pattern recognized at 1 du/acre. This parcel was assigned 1 du/acre in keeping with that pattern and to provide some potential for development near established neighborhoods and services. The remaining portion of the property is part of a larger wildlife corridor and was assigned a density of 1 du/10 acres, in keeping with the regional application of density in these areas.		

<b>133</b>	<b>Mooney and Associates</b>			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres  <i>Continuing to work with the property owners and the community on the Grasslands Project Special Area Plan</i>	Semi-Rural: 1 du/acre (adjacent to development) Rural Lands: 1 du/20 acres (portion of land adjacent to development) Rural Lands: 1 du/40 acres <i>(Recognized as an area subject to further refinement)</i>
<b>134</b>	<b>Mooney and Associates</b>			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres  <i>Continuing to work with the property owners and the community on the Grasslands Project Special Area Plan</i>	Semi-Rural: 1 du/4 acres (adjacent to development) Rural Lands: 1 du/ 40 acres <i>(Recognized as an area subject to further refinement)</i>
<b>135</b>	<b>Leonard and Monica Tessyier Family Trust</b>			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres  <i>Continuing to work with the property owners and the community on the Grasslands Project Special Area Plan</i>	Rural Lands: 1 du/40 acres  <i>(Recognized as an area subject to further refinement)</i>

<b>136</b>	<b>Jim Whalen</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres (portion of land adjacent to development)	
			<i>Continuing to work with the property owners and the community on the Grasslands Project Special Area Plan</i>	Rural Lands: 1 du/40 acres <i>(Recognized as an area subject to further refinement)</i>	
<b>137</b>	<b>Hadley Johnson</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	
<b>138</b>	<b>Lee Vance</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	
		Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	
<b>139</b>	<b>Michael Poynor (representing Joan Kearney)</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>Develop an internally consistent general plan</li> <li>Assign densities based on characteristics of the land</li> </ul>		<p><i>Note: The property is now owned by the Ramona Unified School District.</i></p> <p>The 1du/2 acre density has not been applied near this property and would create an isolated pocket of this density, constituting a consistency issue. The 1du/10 acre density is consistent with the regional application of density in wildlife corridor areas.</p>		

<b>140</b>	<b>Gary Piro</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/80 acres	
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Reduce public costs</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> </ul>		<p>Proposed density is consistent with the surrounding development pattern and consistent with the application of density for the area. This property is located among a large area assigned 1 du/80 acres based on its distance from the town center and development areas, its biological sensitivity, and lack of infrastructure.</p>		
<b>141</b>	<b>William Schwartz</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	